

NEWFIELDS PLANNING BOARD MEETING
APRIL 17, 2008

Attendance: William Meserve, Michael Price, Mike Todd, Alternate John Hayden, Town Planner Clay Mitchell, and Selectmen's Representative Michael Woodworth.

Chairman Meserve called the meeting to order at 7pm.

Elliot Alexander resigned from the Planning Board effective April 15, 2008. He has sold his home in Newfields and is moving to Rye. We thank him for his service over the past two years and wish him well with establishing a pub in Rye close to his new home.

Bernier Corporation

Attorney Battles submitted the legal fees owed by the applicant. The mylar was given to Clay for review and is ready to be signed. There were several conditions of approval and the last three outstanding items have been completed. They were the letter from the Water & Sewer Department regarding the viability of the aquifer, money for sidewalks and money for legal fees. The mylar was signed and will be recorded next week.

Long Bow Realty Trust

The applicant proposes to build a Dunkin Donuts on Lot #1 of the Winkler subdivision. Developer Dave Garvey submitted photos of different building designs for the Boards review. The 3,200 square foot building will have two uses; 2,200 feet for Dunkins Donuts and 1,000 square feet for some sort of retail business. The major issue is traffic. Engineer Steve Pernaw is currently updating the traffic study to include the Dunkin Donuts use which is considered fast food. Turning lanes on Route 108 will need to be lengthened and the State requested that the entrance be a minimum of 100 feet back from Route 108. There is plenty of room for the stacking of cars going toward the drive thru so there should be no cars spilling out onto the interior road, Winkler Way. There will be a right and left hand turn lane coming out of Winkler Way onto Route 108.

According to our access ordinance the distance from Route 108 to the driveway into the lot should be a minimum of 325 feet. The applicant may need to ask for a waiver from the 325 foot requirement. Clay will meet with Dave Garvey and go over the access ordinance. The Board would like to see the entrance off of Winkler Way further down the street.

Mike Todd suggested rotating the building on the lot so that it would be kitty corner and move the parking lot. This way the parking would be less visible from Route 108 and more conforming to our ordinances. Landscaping would also be helpful as a buffer. The intent of our ordinances is to have parking in the rear of the buildings to prevent Route 108 from looking so commercialized.

John Hayden mentioned that re-locating the building on the lot may enhance the visibility of it and be a benefit for the owner.

Bill Meserve talked about cleaning up the boundary lines along the cemetery. The developer would like to leave the existing tall pines, hickory trees and oak trees as a natural buffer. He will remove some trees along Route 108 for site visibility as requested by the State.

There are 32 parking spaces shown on the plan and a delivery truck turnaround.

The street lighting will need to be reviewed. The Police Chief Art Reed would like a light at the end of Winkler Way. The developer will meet with him to discuss the issue.

Fire Chief Jeff Buxton confirmed that a 15,000 gallon cistern is adequate for the site. It must be up and running before construction begins.

Road Agent Brian Knipstein commented that the most current plan does show the roadway with four foot gravel shoulders as required in our regulations.

Clay mentioned that it is up to the Board whether or not to require escrow prior to having the plans reviewed. He suggested that escrow be a requirement for all applicants requiring professional reviews.

For the next meeting, the developer will design a different layout to change the building location, and minimize parking in front of the building along Route 108.

A motion was made by Mike Price and seconded by John Hayden to continue the application until next month. All were in favor and the motion carried.

Vienneau Subdivision-Old Lee Road-12 lots

Attorney Battles noted that the applicant is agreeing to waive section 676.4 regarding Planning Board approval within 65 days of plan acceptance. This is due to the fact that the plans are still being reviewed.

Civilworks has reviewed the plans and submitted their findings to the Board.

Jonathan Ring from Jones and Beach Engineering presented the plans. Civilworks found that the watershed plan was incorrect. Jonathan said the watershed lines do need to be adjusted and changed. The watershed plan was incorrect and needs to be re-submitted.

Bill Meserve mentioned that because the plan is not accurate the ridgelines do not match the topography plan. How does that impact the uplands and calculations for the number of homes? Jonathan will review the calculations before the next meeting.

The conservation subdivision is 41.71 acres with 11 new lots being created plus the existing house. There will be 2,200 feet of roadway. Drainage will be collected in a series of roadside swales as shown on the plans.

Several of the comments made by Civilworks are minor technical issues. The guardrail

locations need to be clarified. The developer is focusing on the drainage analysis and at the same time they will check the yield calculations. The rip rap calculations need to be updated. Jonathan will set up a meeting with Civilworks to talk about their concerns.

Attorney Battles said he would have the home owner's documents and conservation easements prepared for the next meeting.

Road Agent Brian Knipstein commented that he is not in favor of a 20 foot roadway. He would recommend at least 22 feet; 24 feet is standard. Smaller roads incur more maintenance. Overlook Drive is only 20 feet wide and very narrow. The intent of a narrow roadway is to keep speed down but it is difficult to plow in the winter. He would prefer a 4-foot wide gravel shoulder and no curbing. He also suggested adding the mailbox ordinance to subdivision plans. Jonathan will meet with Brian to discuss the road issues.

Escrow money has been received by the Town. Money for sidewalks needs to be calculated and submitted.

Fire Chief Jeff Buxton noticed that there was no indication of proposed fire protection on the plan. There are some detention ponds shown but a 15,000 gallon cistern will be required. Something centrally located would give more access to other homes on Old Lee Road if needed. Jeff would like to see two 7,500 concrete cisterns.

William McClellan, an abutter to the Vienneau property would like a 50-60 foot easement to access his land in Newmarket. He owns 25 acres in Newfields and 48 acres in Newmarket. The Board noted that it is not in their jurisdiction to give him access or to request that the applicant give him access.

The applicant would have to agree to an easement and creating one now would have a significant impact on this subdivision. It would hold up the approval process.

A motion was made by Mike Price and seconded by John Hayden to continue the hearing until next month.

Other Business

Clay informed the Board that he sent out a letter to Pennine Properties requesting them to complete their landscaping as shown on their site plan for 167 Exeter Rd.

A motion was made by Mike Todd and seconded by Mike Price to approve the minutes of January 17, 2008. All were in favor and the motion carried.

A motion was made by Mike Todd and seconded by Bill Meserve to approve the minutes of February 21, 2008 as amended. All were in favor and the motion carried.

A motion was made by Mike Todd and seconded by Bill Meserve to approve the minutes of March 20, 2008. A vote was taken and all were in favor except Mike Price who is

stubborn. The motion carried.

Clay reported that the CIP is almost complete. He also discussed how impact fees are developed and assessed.

The Board talked about wind power and generating energy with windmills.

A motion was made and seconded to adjourn at 9:38pm. All were in favor and the motion carried.

Respectfully submitted,

Sue McKinnon